

Application ref: 2020/4380/P  
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Date: 29 December 2020

**Development Management**  
Regeneration and Planning  
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Deloitte LLP  
Athene Place  
66 Shoe Lane  
London  
EC4A 3BQ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Astor College**  
**99 Charlotte Street**  
**London**  
**W1T 4QB**

Proposal: Details of temporary surface treatment and boundary treatment, required by condition 17a and b of planning permission 2015/1139/P dated 27/08/15 (for refurbishment of existing student accommodation (Sui Generis) comprising 2 storey upper ground floor front extension, 8 storey rear extension and front central bay extended forward (from 1st to 6th floor) to provide 60 additional bedrooms).

Drawing Nos: AWJ-J0091-003-001 Rev C2; Bedford Passage with photos dated 8/10/19; Plan showing specification and extent of temporary surface; 2015.318\_809 Rev C.

Informative(s):

#### 1 Reason for granting permission

Condition 17 requires the submission of proposals for any temporary boundary treatment or surface treatment required before the final boundary treatment and surface treatment is agreed with the owners of the neighbouring site (Middlesex Hospital Annex) and the Council.

Details of the temporary gate have been submitted. The steel gates would be kept closed and access would be managed through an access control system. This is in line with the approved scheme which envisaged that the passage would remain private until such time as the neighbouring Middlesex Hospital Annex development is brought forward. There would be one vehicle gate and one pedestrian gate. An area marked off by a yellow line would identify the pedestrian and cyclist route to the cycle store.

The materials for the temporary surface treatment would be tarmac for the vehicle and pedestrian route (Bedford passage) and a binder course to the cycle parking area. The binder course is a higher quality surface as it is just used by pedestrians and not by vehicles. There would be little visual difference between the two surface materials. The details demonstrate that a high quality of landscaping and a safe environment would be achieved.

The planning and appeal history of the site has been taken into account when coming to this decision.

The submitted details are consistent with the general expectations of the approved scheme and are acceptable in all other respects.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance policies CS14 and CS17 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 2 You are reminded that conditions 11b (independent verification report), 13 (detailed drawings / samples) part b (shopfront), 14ii (piling method statement for cafe) and 17 (Bedford Passage) of planning permission consent granted on 27/08/2015 ref: 2015/1139/P are outstanding and require details to be submitted and approved.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope  
Chief Planning Officer